



FIRST AMERICAN TITLE

Property Research Report

SUBJECT PROPERTY

25258 Rowland Rd

Parcel #: 0312716

Map & Taxlot #: 14S03W2900200

County: Linn

OWNER

Good, Anson D

Duncan, Jocelyn D

DATE PREPARED

Date: 02/23/2026

PREPARED BY

gparilla@firstam.com



First American Title

Customer Service Department

503-476-8735

csfirst@firstam.com

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First American Title

Customer Service Department
503-476-8735
csfirst@firstam.com
Date: 02/23/2026

OWNERSHIP INFORMATION

Owner: Good, Anson D
CoOwner: Duncan, Jocelyn D
Site: 25258 Rowland Rd Harrisburg OR 97446
Mail: 33480 McFarland Rd Tangent OR 97389

Parcel #: 0312716
Ref Parcel #: 14S03W2900200
TRS: 14S / 03W / 29
County: Linn

PROPERTY DESCRIPTION

Map Grid:
Census Tract: 030600 Block: 3022
Neighborhood:
School Dist: 552 Central Linn
Impr Type:
Subdiv/Plat:
Land Use:
Std Land Use: 1001 - Single Family Residential
Zoning: County-EFU - Exclusive Farm Use
Lat/Lon: 44.328398 / -123.082558
Watershed: Upper Calapooia River
Legal:

ASSESSMENT AND TAXATION

Market Land: \$1,925,830.00
Market Impr: \$244,150.00
Market Total: \$2,169,980.00 (2025)
% Improved: 11.00%
Assessed Total: \$360,928.00 (2025)
Levy Code: 55211
Tax: \$4,299.21 (2025)
Millage Rate: 11.7612
Exemption:
Exemption Type:

PROPERTY CHARACTERISTICS

Bedrooms: 3	Total SqFt: 1,644 SqFt	Year Built: 1940
Baths, Total: 1	First Floor:	Eff Year Built:
Baths, Full:	Second Floor:	Lot Size Ac: 217.25 Acres
Baths, Half:	Basement Fin:	Lot Size SF: 9,463,410 SqFt
Total Units:	Basement Unfin:	Lot Width:
# Stories: 2	Basement Total:	Lot Depth:
# Fireplaces: 1	Attic Fin:	Roof Material: Composition Shingle
Cooling:	Attic Unfin:	Roof Shape:
Heating: Forced air unit	Attic Total:	Ext Walls: 17 - Wood
Building Style: 328 - Machine Shed	Garage:	Const Type: Frame

SALES AND LOAN INFORMATION

Owner	Date	Doc #	Sale Price	Deed Type	Loan Amt	Loan Type
ANSON D GOOD	10/08/2025	12648		Bargain and Sale Deed		Conv/Unk
CARRIE VIRGINIA GOOD	10/07/2025	12568		Bargain and Sale Deed		Conv/Unk
DOROTHY D GOOD	08/02/2007	18597		Intrafamily Transfer & Dissolution		Conv/Unk

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Linn County
2025 Real Property Assessment Report
 Account 312716

Map 14S03W29-00-00200
Code - Tax ID 55211 - 312716

Tax Status Assessable
Account Status Active
Subtype NORMAL

Legal Descr See Record

Mailing GOOD CARRIE VIRGINIA ET AL
 6260 SW JAGUAR AVE
 REDMOND OR 97556

Deed Reference # 2025-12648
Sales Date/Price 10-08-2025 / \$0
Appraiser UNKNOWN

Property Class 551 **MA** **SA** **NH**
RMV Class 501 06 00 000

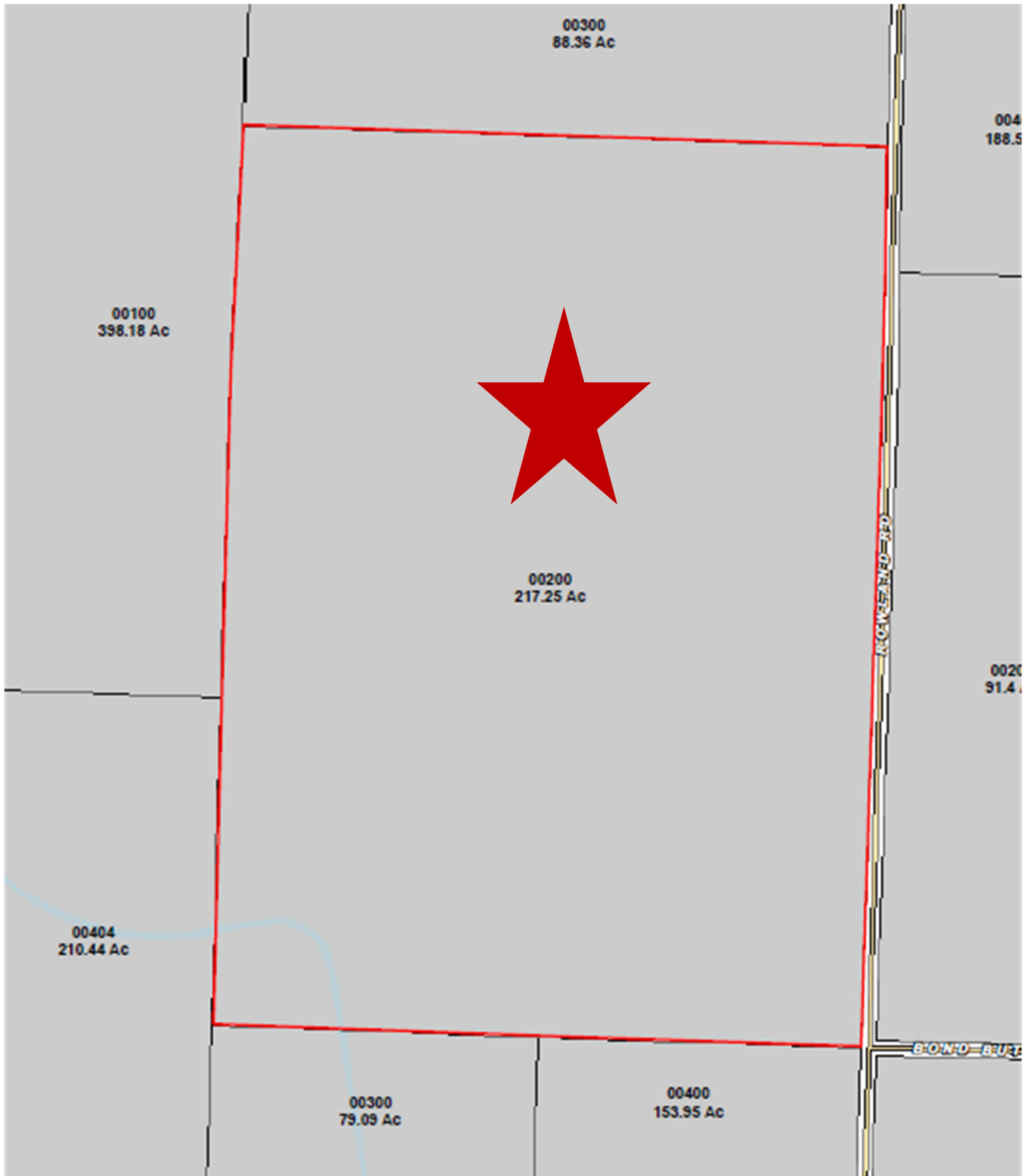
Site	Situs Address	City
	25258 ROWLAND RD	HARRISBURG

Value Summary					
Code Area	Land	RMV	MAV	AV	CPR %
55211	Land	1,925,830		Land	0
	Impr	244,150		Impr	0
Code Area Total		2,169,980	127,690	360,928	0
Grand Total		2,169,980	127,690	360,928	0

Land Breakdown									
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	Trended RMV
55211	9	<input checked="" type="checkbox"/>			Farm Site	111	1.00 AC	FARM	16,650
	2	<input checked="" type="checkbox"/>			Farm Use Zoned	111	208.50 AC	3	1,860,740
	3	<input checked="" type="checkbox"/>			Farm Use Zoned	111	7.75 AC	6	8,440
					S.A. OSD	100			40,000
Code Area Total							217.25 AC		1,925,830

Improvement Breakdown									
Code Area	ID #	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex%	MS Acct	Trended RMV
55211	100	1940	133	RES Two story	110	1,644			215,020
	501	0	327	LOFT BARN	110	2,400			20,520
	502	0	328	MACHINE SHED	110	2,048			8,610
Code Area Total						6,092			244,150

Exemptions / Special Assessments / Notations				
Code Area				
55211	Special Assessments			Amount
	■	LITTLE MUDDY CR WTR		30.01
			Acres	0.00
			Year Used	2025
	Notations			Amount
	■	POT'L ADD'L TAX LIABILITY ADDED 2009		0.00
			Tax	0.00

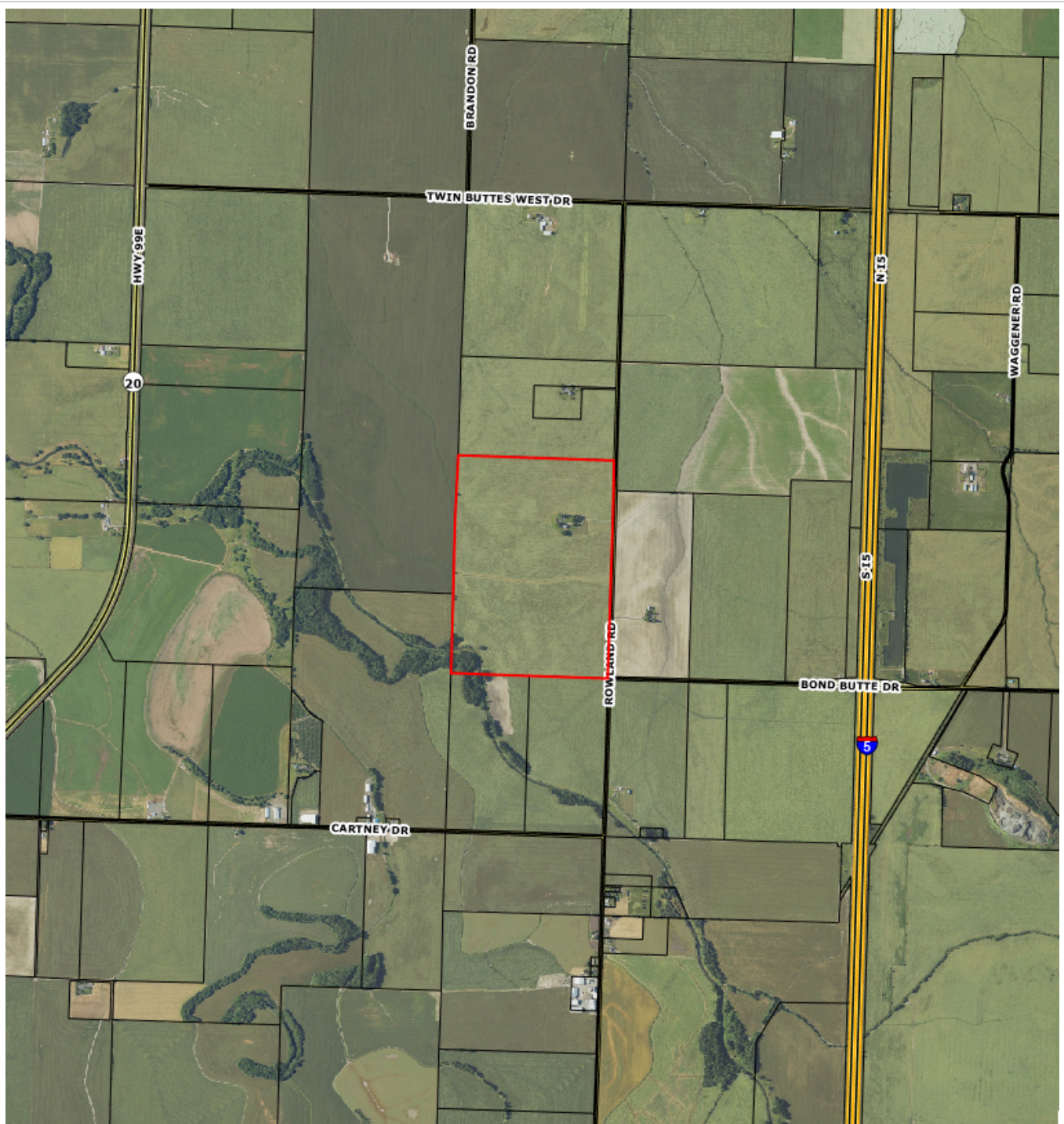


*First American Title*TM

This map/plat is being furnished as an aid in locating the herein described land in relation to the adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

geoAdvantage

Aerial Map

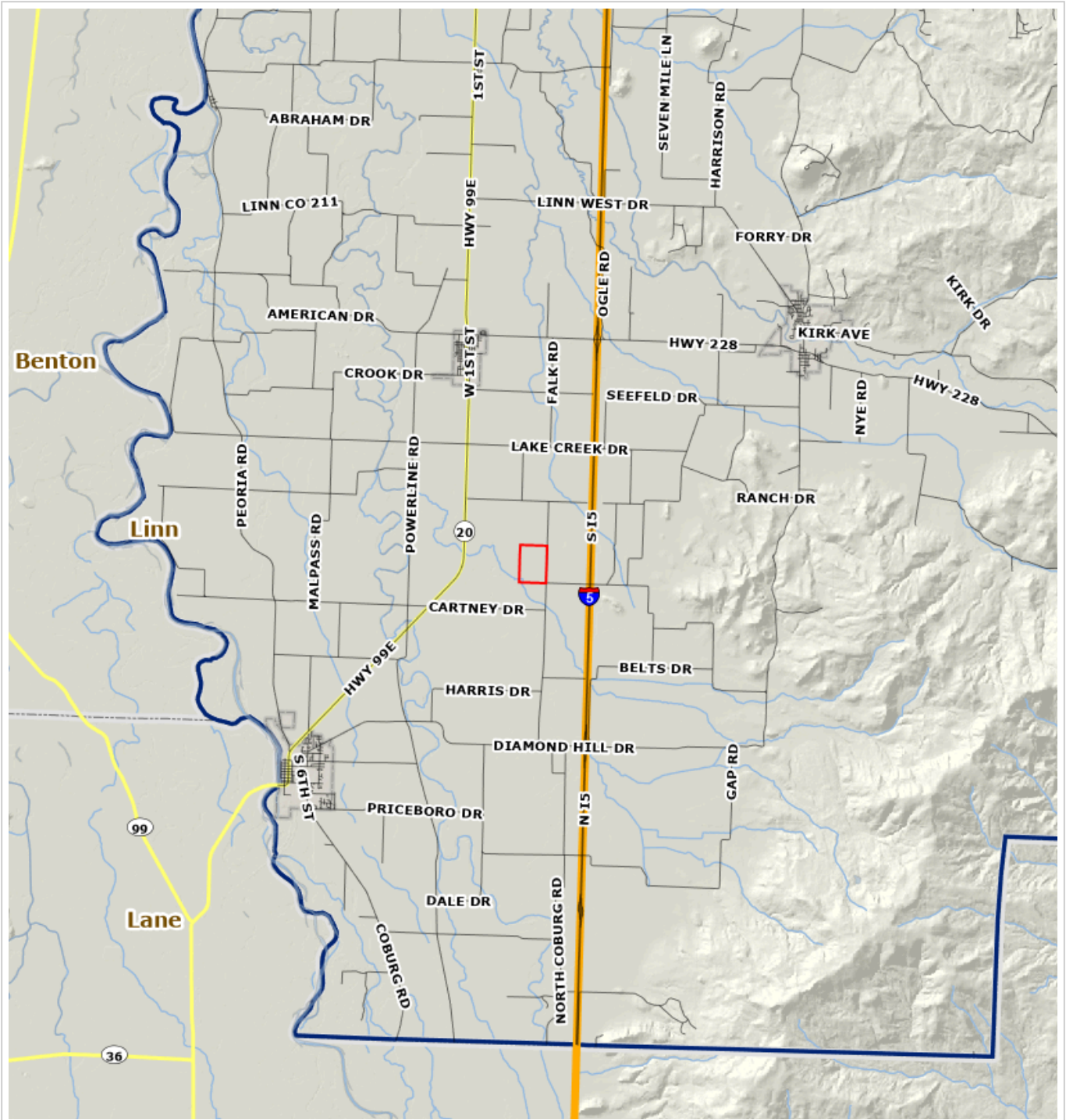


First American Title

Parcel ID: 0312716

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Flood Map

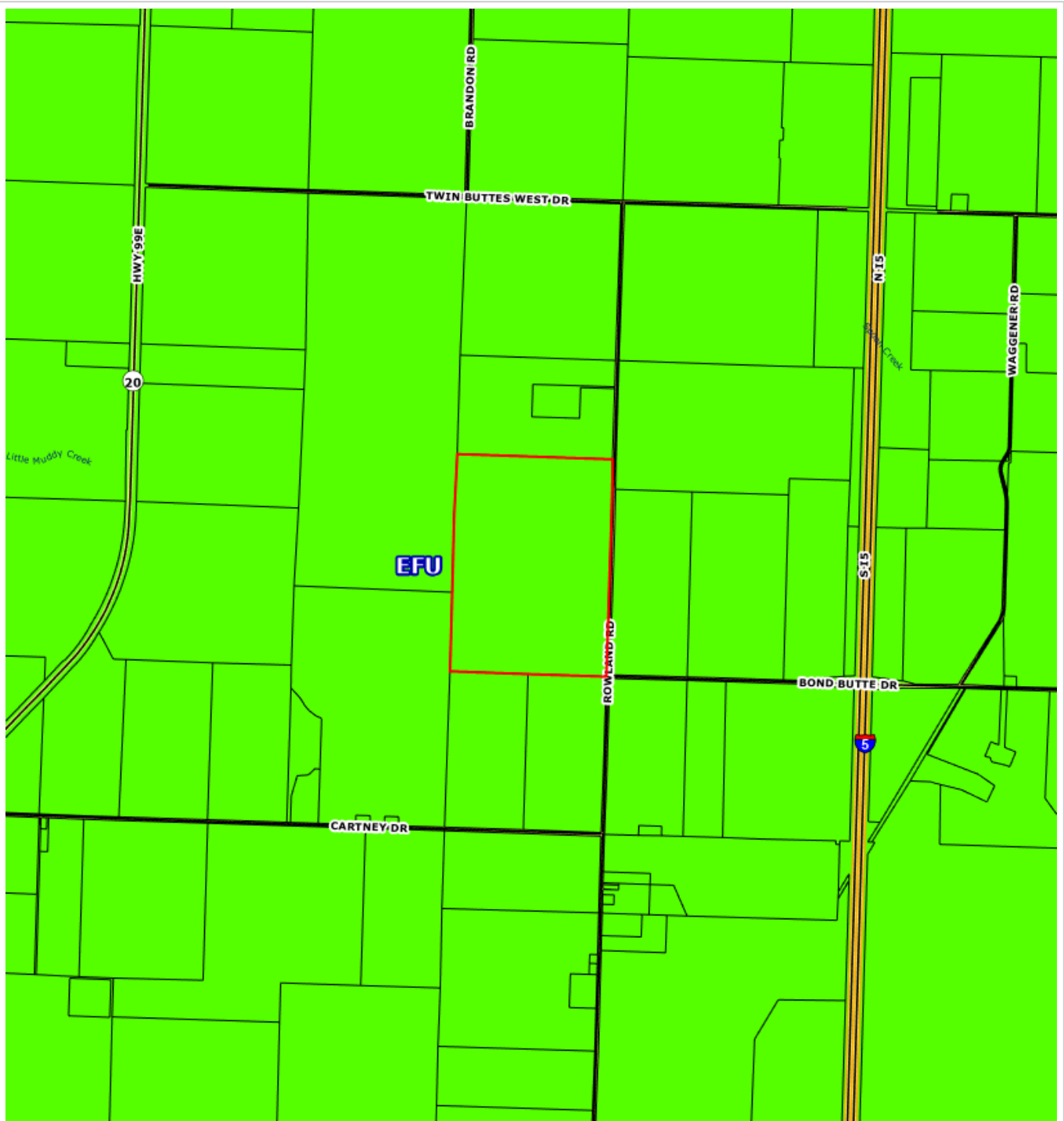


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Zoning Map



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LINN COUNTY, OREGON	2025-12648
D-BS	10/08/2025 11:30:01 AM
Stn=10122 S. WILSON	
\$15.00 \$11.00 \$10.00 \$60.00 \$19.00	\$115.00
I, Marcie Richey, County Clerk for Linn County, Oregon, certify that the instrument identified herein was recorded in the Clerk records.	
Marcie Richey - County Clerk	

After Recording Return To:
 Brittany D. Nicot
 PO Box 667
 Albany, OR 97321

Grantor's Name and Address:
 Mildred D. Mittleberger, Trustee of the
 Alvin D. Good Credit Shelter Trust, dated
 November 15, 2006
 PO Box 241
 Tangent, OR 97389

Mildred D. Mittleberger, Trustee of the
 Alvin D. Good Disclaimer Trust, dated
 November 15, 2006
 PO Box 241
 Tangent, OR 97389

Grantee's Name and Address:

Anson D. Good
 33480 McFarland Road
 Tangent, OR 97389

Jocelyn D. Duncan
 3452 NW 10th Place
 Redmond, OR 97756

Blakley J. Weber
 1331 SW 33rd Street
 Redmond, OR 97756

Send Tax Statements To:
 No Change

Assessor's Account No. 312716

BARGAIN AND SALE DEED

Mildred D. Mittleberger, Trustee of the Alvin D. Good Credit Shelter Trust, dated November 15, 2006, as to an undivided 61.71818 percent interest, and Mildred D. Mittleberger, Trustee of the Alvin D. Good Disclaimer Trust, dated November 15, 2006, as to an undivided 38.28182 percent interest, hereinafter referred to as Grantor, for the consideration hereinafter stated, does hereby convey unto Anson D. Good as to an undivided one-third interest, Jocelyn D. Duncan as to an undivided one-third interest, and Blakley J. Weber as to an undivided one-third interest, hereinafter referred to as Grantee, and unto Grantee's heirs, successors and assigns, all of Grantor's interest in that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Linn County, State of Oregon, as set forth in Exhibit A attached hereto.

Grantees are now vested as follows: Anson D. Good as to an undivided one-sixth interest, Jocelyn D. Duncan as to an undivided one-sixth interest, and Blakley J. Weber as to an undivided one-sixth interest.

TO HAVE AND TO HOLD the same unto Grantee and Grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0.00 (Trust Distribution).

EXHIBIT "A"

Beginning at a point on the West boundary line of Section Twenty (20) in Township Fourteen (14) South of Range Three (3) West, Willamette Meridian, in said County and State, which is 25.06 chains South of the Northwest corner of the Southwest quarter of said Section, and running from thence South 54.94 chains to the Southwest corner of the Northwest quarter of Section 29, in said Township and Range; thence East to the Southeast Corner of said Northwest quarter of Section 29, thence North 54.94 chains to a point on the East boundary line of the Southeast quarter of said Section 20, thence West 40 chains to the place of beginning.